

**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton, Hampshire SO18 2PG

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Property Information

Freehold Commercial & Residential Development Opportunity

- Former Funeral Parlour with separately-accessed two bed flat at first floor
- Includes garages and rear land
- Change of Use and Redevelopment opportunities including Residential, Medical and Professional Offices (subject to consents)
- Established residential location with excellent local shopping facilities
- Less than two miles from Southampton University (Highfield Campus)
- VAT not applicable

Lot

13

Auction

11th December 2025

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity Funeral Directors

Location

Miles

10 miles south-west of Winchester, 15 miles west of Portsmouth, 30 miles east of Bournemouth, 70 miles south-west of London

Roads

A27, A33, A36, M3 (Junction 14), M27 (Junction 5)

Rail

Swaythling Railway Station (1 mile), Southampton Railway Station (4 miles)

Air

Southampton International Airport (2 miles)

Situation

The property is prominently situated on the west side of Woodmill Lane in a densely populated residential area and less than 2 miles east of The Highfield Campus of University of Southampton, with a number of halls of residence nearby.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a former funeral parlour arranged on the ground floor & a separately-accessed two bed flat on the first floor. The property also comprises garages and rear land, benefitting from parking for about 10 cars, of which three spaces have been let on long leases.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to full residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Southampton City Council. (www.southampton.gov.uk)

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton, Hampshire SO18 2PG

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Commercial/Ancillary Garages	68.00 209.58	(732) (2,256)	VACANT	-	-
First	Residential - 2 bed, kitchen, bathroom and living room	81.00	(871)	VACANT	-	-
Car Parking (circa 10 spaces total)	Car park space 1 Car park space 2 Car park space 3	-	-		99 years from 30/03/1990 99 years from 08/03/1991 99 years from 09/03/1991	£40 £40 £40
Total		358.58	(3,859)			£120

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



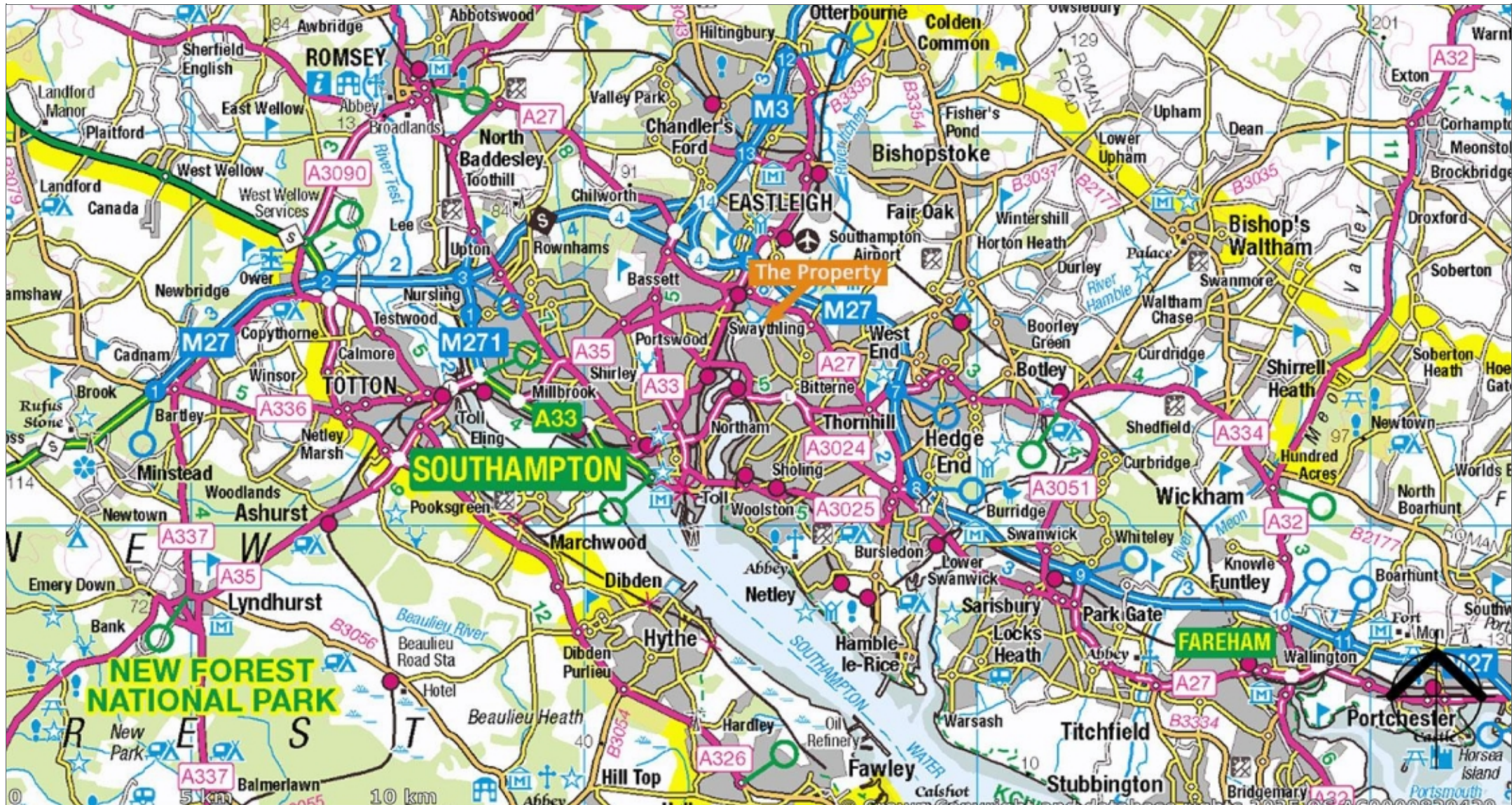
**Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton,
Hampshire SO18 2PG

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 13, 161 Woodmill Lane and Land on the West Side of Woodmill Lane, Bitterne Park, Southampton, Hampshire SO18 2PG

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Keystone Law
48 Chancery Lane
London
WC2A 1JF

James Daglish
+442033193700
james.daglish@keystonelaw.co.uk

Emma Tredgett
0203 319 3700
Emma.Tredgett@keystonelaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024